









A beautifully presented two double bedroom lower ground floor apartment with its own private outdoor space, providing stylish and spacious accommodation within Kensington House on this highly regarded road, The Cedars in Ashbrooke. Internally the immaculate private accommodation briefly comprising of a hall and a generous open lounge and kitchen, fitted with an excellent range of units and a selection of integrated appliances. There are two well-proportioned bedrooms and a modern bathroom/wc. Benefits of the property include central heating to radiators, private resident's car park, security entry phone system and the apartment features a delightful, private terrace that can be accessed from both the open plan lounge / kitchen area and bedroom one. This location is ideal for local amenities, Backhouse Park and provides convenient access to Sunderland City Centre and transport connections. With immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Communal Entrance

Access via security communal entrance door leading into

Communal Hallway



A staircase leads down to the lower ground floor level.

Private Accommodation

Ground Floor

With an entrance door leading to

Hallway



Spacious hallway, a radiator and useful walk in storage cupboard.

Open Plan Lounge, Dining And Kitchen Area 16'8" x 15'5" max measurements



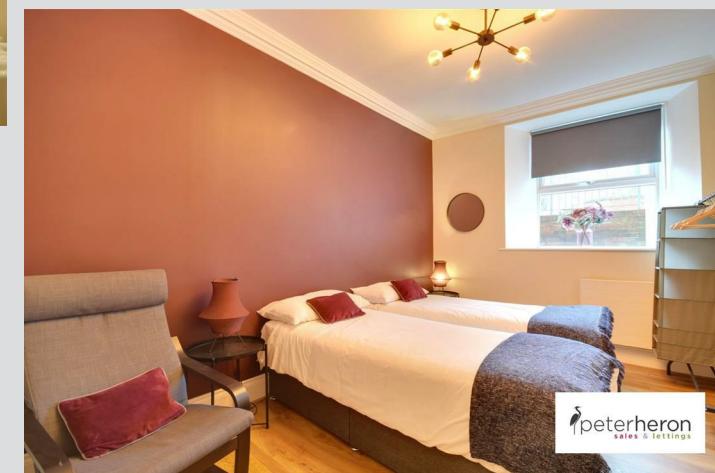
A superb open plan lounge, dining and kitchen area, the kitchen is fitted with a range of wall and base unit with granite work surfaces over incorporating an inset sink unit, integrated appliances include an oven, hob, fridge, freezer and dishwasher, space has been provided for the inclusion of a washing machine, a radiator and double glazed door leading out to the private patio terrace.

Bedroom 1 16'9" x 9'10" extending to 15'8" into recess



With a double glazed window, three radiators, a cupboard housing the central heating boiler, double glazed door leading out onto the private patio terrace.

Bedroom 2 12'10" x 9'1"



This double bedroom has a double glazed window and a radiator.

Tried. Trusted. Recommended.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with a four piece modern suite, comprising of a low level WC, pedestal wash hand basin, panel bath and a step in shower cubicle with mains fed shower, tiled walls and floor, chrome ladder style radiator and a double glazed window.

Outside



This apartment benefits from a private patio terrace which can be accessed from both the open plan living, dining and kitchen area as well as bedroom 1, in addition to this there are communal grounds and private residence parking facilities.

Council Tax Band

The Council Tax Band is Band C

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 1/1/2007 and the Ground Rent is £100pa and the Service Charge is £1956.50pa.

Ground rent review period (year/month) - to be confirmed

Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size

verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

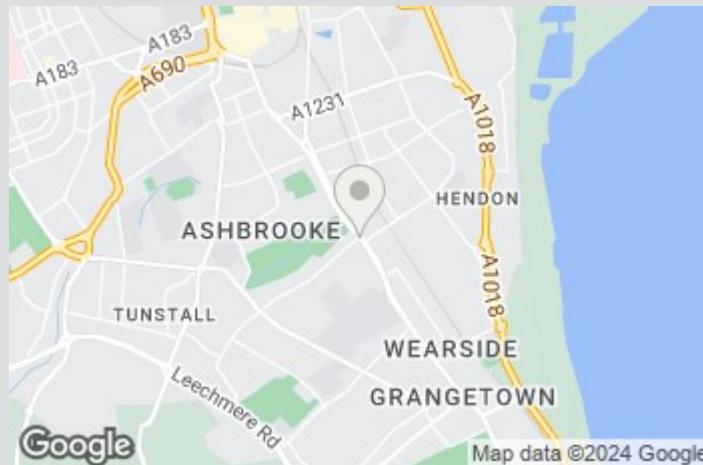
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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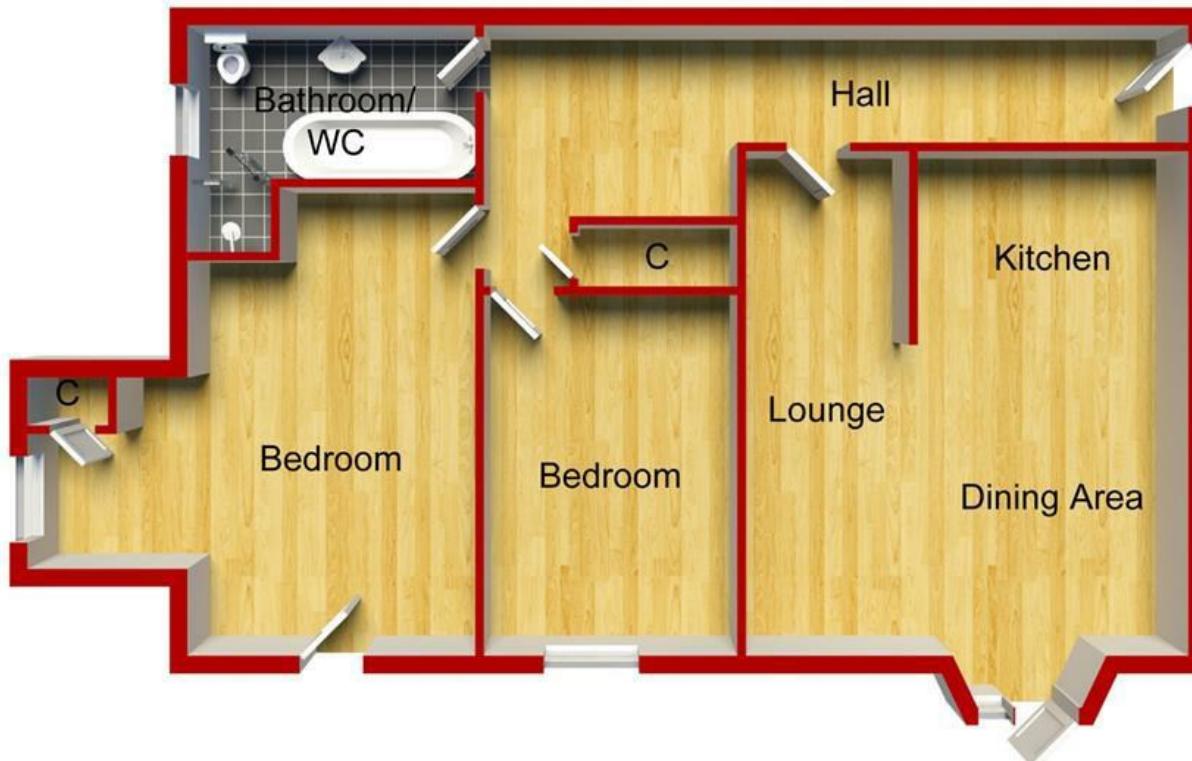
MAIN ROOMS AND DIMENSIONS



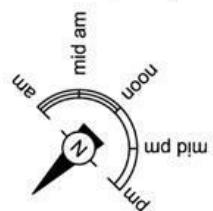
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Approximate Floor Area
(72.00 sq.m)



3 Kensington House